

#1251

BILL NO. Z-11-08-09

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. J-27 and K-27 (Sec. 27 of Wayne Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated an R1 (Single Family Residential) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Subdivision Plats included in description:

Lake Shores, Section III (Plat Record 26, pages 2-4)

Lake Shores Extended (Plat Record 40, pages 39-42)

Lake Shores Extended Section 2 (Plat Record 43, pages 125-128)

Lake Shores Ext'd Addition Sec. 3 (Plat Cabinet A, page 95)

Pfister Addition Section "A" (Plat Record 20, page 14)

Pfister Addition Section "B" (Plat Record 22, page 76)

Pfister Addition, Section "C" (Plat Record 24, page 169)

Pfister Addition, Section "D" (Plat Record 23, page 140)

Arburn Place, an Addition to Waynedale (Plat Record 14, page 46)

Part of the Richardville Reserve, West of the St. Mary's River, in Township 30 North, Range 12 East, Allen County, Indiana, described as follows:

BEGINNING at the intersection of the center line of Airport Expressway (formerly known as Baer Field Thruway) and the Southeasterly extension of the Southerly line of Lot 196 in the Plat of Lake Shores, Section III, recorded in Plat Record 26, pages 2-4 in the Office of the Recorder of Allen County, Indiana; thence Northwesterly on said Southeasterly extension and the Southerly line of Lots 196-197 in said Plat to the Southwest corner of said Lot 197, said corner lying on the Easterly line of Lot 43 in the Plat of Pfister Addition, Section "D", recorded in Plat Record 23, page 140 in the Office of the Recorder of Allen County, Indiana; thence Southerly on the Easterly line of Lots 38-43 and the Southerly extension thereof to the center line of Lower Huntington Road; thence Northwesterly on the center line of Lower Huntington Road to the center line of Avalon Drive; thence Northeasterly on the center line of Avalon Drive to the Southeasterly extension of the South line of the North 70 feet of Lot 21 in the Plat of Pfister Addition Section "B", recorded in Plat Record 22, page 76 in the Office of the Recorder of Allen County, Indiana; thence Northwesterly on said Southeasterly extension and the said South line to the Southwesterly corner of said North 70 feet of Lot 21 in the Plat of Pfister Addition Section "B", said corner lying on the Easterly line of Lot 20 in the Plat of Pfister Addition Section "A", recorded in Plat Record 20, page 14 in the Office of the Recorder of Allen County, Indiana; thence Southwesterly on the Easterly line of said Lot 20 and the Southerly extension thereof to the center line of Lower Huntington Road; thence Northwesterly on the center line of Lower Huntington Road to the Southwesterly extension of the Westerly line of Lot 1 in the Plat of Arburn Place, an Addition to Waynedale, recorded in Plat Record 14, page 46 in said Recorder's Office; thence Northeasterly on said Southwesterly extension and the Westerly line of Lots 1, 24, 16, and 15 in said Arburn Place, and the Northeasterly extension of said Lot 15 to the center line of Ardis Street; thence Southeasterly on said center line of Ardis Street to the Southwesterly extension of the Westerly line of Lot 51 in the Plat of Lake Shores Ext'd Addition Sec. 3, recorded in Plat Cabinet A, page 95 in the Office of the Recorder of Allen County; thence Northeasterly on said Southwesterly extension, the West line of said Lot 51 and the Westerly line of the Plat of Lake Shores Extended Section 2 (Westerly line of Lots 36 and 37 thereof, recorded in Plat Record 43, pages 125-128 in the Office of the Recorder of Allen County, to a Northwesterly corner of said Lot 36; thence Northeasterly on

the Northwestern line of Lots 35 and 36 in said Plat to a Northwestern corner of said Lot 35; thence Northeasterly on the Northerly line of said Lot 35 and the Northeasterly extension thereof to the center line of Lakewood Court; thence Southeasterly on said center line to the Southwesterly extension of the Northerly line of Lot 34 in said Plat of Lake Shores Extended Section 2; thence Northeasterly on said Southwesterly extension and the Northerly line of said Lot 34 to the Northeasterly corner thereof; thence Southerly on the Easterly line of said Lot 34 to the Southeasterly corner thereof; thence Southeasterly on the Northerly line of Lots 31 and 32 in said Plat to a Northerly corner of said Lot 31, being also the Southwesterly corner of Lot 27 in said Plat; thence Northeasterly on the Westerly line of said Lot 27 and the Northeasterly extension thereof to the center line of Monterey Court; thence Northerly on said center line to the Westerly extension of the North line of Lot 26 in said Plat; thence Easterly on said Westerly extension and the North line of said Lot 26 to the Northeasterly corner thereof; thence Southeasterly on the Northeasterly line of said Lot 26 to the Northwestern corner of Lot 25 in said Plat; thence Southeasterly on the North line of said Lot 25 to a Northerly corner thereof; thence Northeasterly on said North line and the North line of Lot 24 in said Plat to the Northeast corner of said Lot 24; thence Easterly on the North line of Lots 22 and 23 in said Plat of Lake Shores Extended Section 2 and the North line of Lots 12-21 in the Plat of Lake Shores Extended, recorded in Plat Record 40, pages 39-42 in the Office of the Recorder of Allen County, to the Northeast corner of said Lot 12; thence Northeasterly on the Northwestern line of Lot 11 in the Plat of Lake Shores Extended to a Northerly corner thereof; thence Easterly on the North line of Lots 10 and 11 in said Plat and the Easterly extension thereof to the center line of Airport Expressway; thence Southerly on said center line of Airport Expressway to the Point of Beginning, containing 93.6 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map Nos. J-27 and K-27 (Sec. 27 of Wayne Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: 1251/11
Bill Number: Z-11-08-09
Council District: 4

Introduction Date: August 23, 2011

Plan Commission
Public Hearing Date: September 12, 2011

Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission

Synopsis of Ordinance: To rezone approximately 93.6 acres of property from RP-Planned Residential
to R1-Single Family Residential in the Lake Shores Neighborhood

Location: On the east side of Airport Expressway and the north side of Lower
Huntington Road

Reason for Request: To maintain single-family character of the Lake Shores Neighborhood.

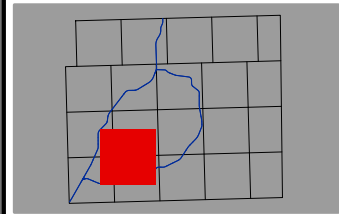
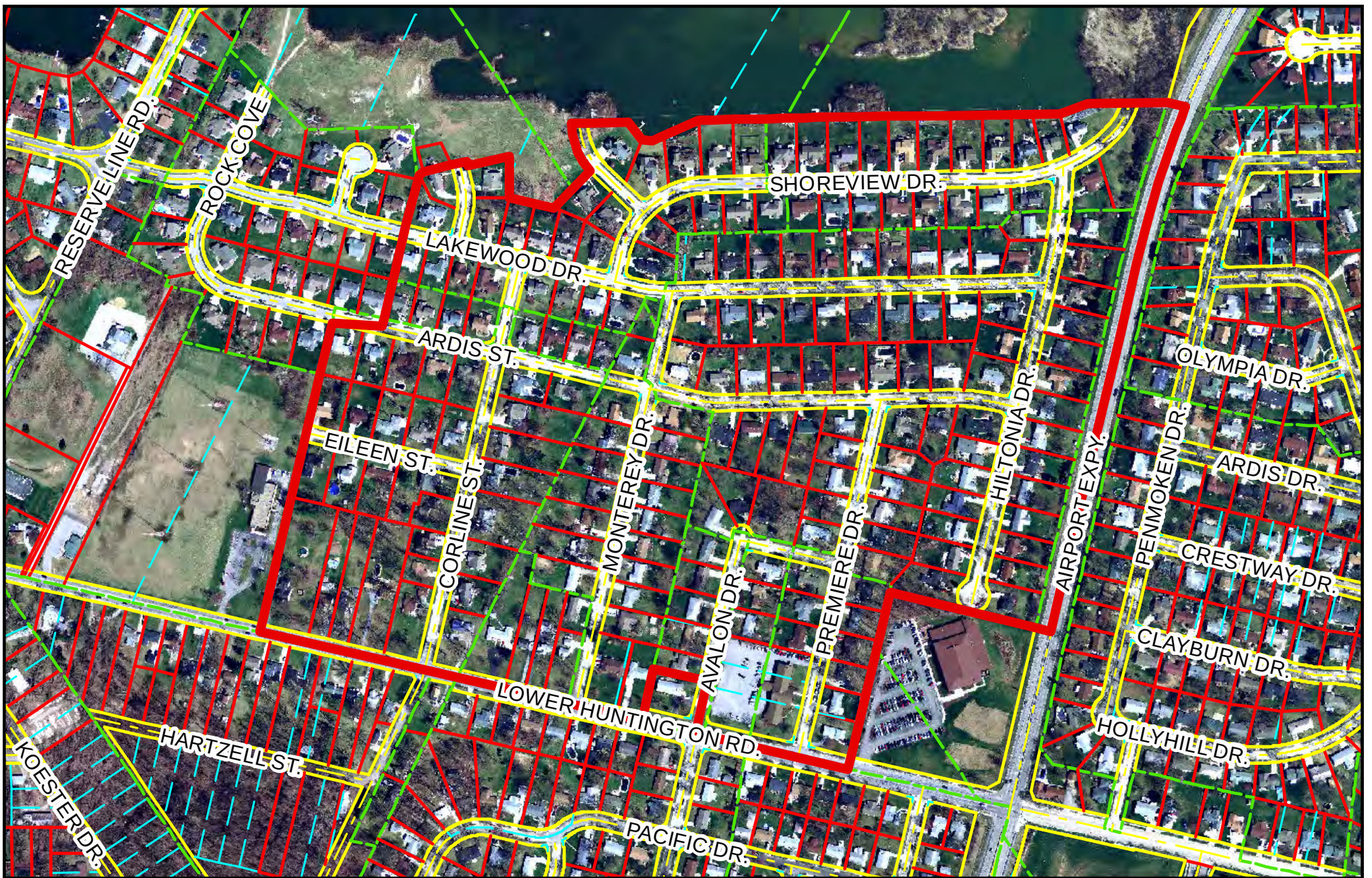
Applicant: Lake Shore Community Association

Property Owners: see file

Related Petitions: Rezoning 1252/11 and Rezoning 1253/11, another section of Lake Shores and
Winterset, both requesting to be downzoned to R1.

Effect of Passage: Property will be rezoned to R1-Single Family Residential to allow only those
uses permitted by the zoning ordinance for that district.

Effect of Non-Passage: The property will remain zoned RP-Planned Residential and land may be
developed with uses permitted that district, including duplexes and multi-
family developments.



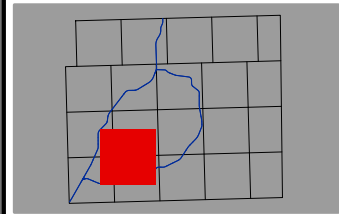
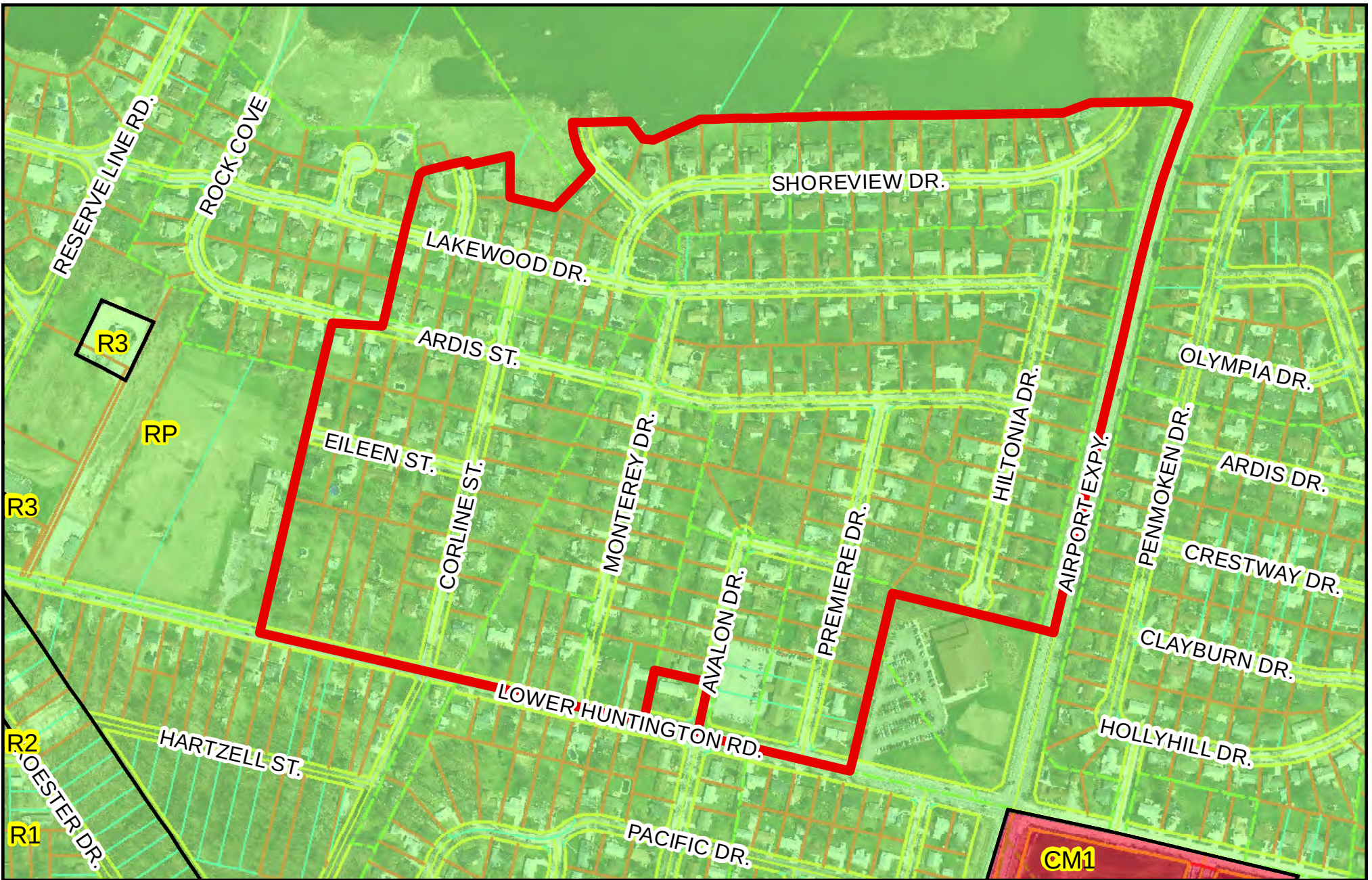
Rezoning Petition 1251/11

Printed: August 15, 2011
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contours: 1999

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.



0 400 Feet
 Scale: 1" = 400'



Rezoning Petition 1251/11

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Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Lake Shores Community Association, Alberta Ihnicki, President		
	Address	6809 Heatherston Drive		
	City	Fort Wayne	State	Indiana Zip 46819
	Telephone	478-5926	Fax	E-mail
Property Ownership	Property Owner	See attached		
	Address			
	City		State	Zip
	Telephone		Fax	E-mail
Contact Person	Contact Person	Joshua I. Tourkow		
	Address	203 East Berry Street, Suite 814		
	City	Fort Wayne	State	Indiana Zip 46802
	Telephone	426-0545	Fax	422-9991 E-mail jtourkow@aterjlaw.com

All staff correspondence will be sent only to the designated contact person.

Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction		
	Address of the property			
	Present Zoning	RP Proposed Zoning R1 Acreage to be rezoned		
	Proposed density	units per acre		
	Township name	Wayne Township section #		
	Purpose of rezoning (attach additional page if necessary) To fulfill Comprehensive Plan and CDAP policies.			
Sewer provider		City of Fort Wayne	Water provider	City of Fort Wayne

Filing Requirements

Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.

- ☐ Applicable filing fee
- ☐ Applicable number of surveys showing area to be rezoned (plans must be folded)
- ☐ Legal Description of parcel to be rezoned
- ☐ Rezoning Questionnaire (original and 10 copies) County Rezonings Only

I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Planning Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$10.00.

Alberta Ihnicki (printed name of applicant) Alberta Ihnicki (signature of applicant) 10-6-10 (date)

(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
8/3/11	105549	9/2/11	1251/11

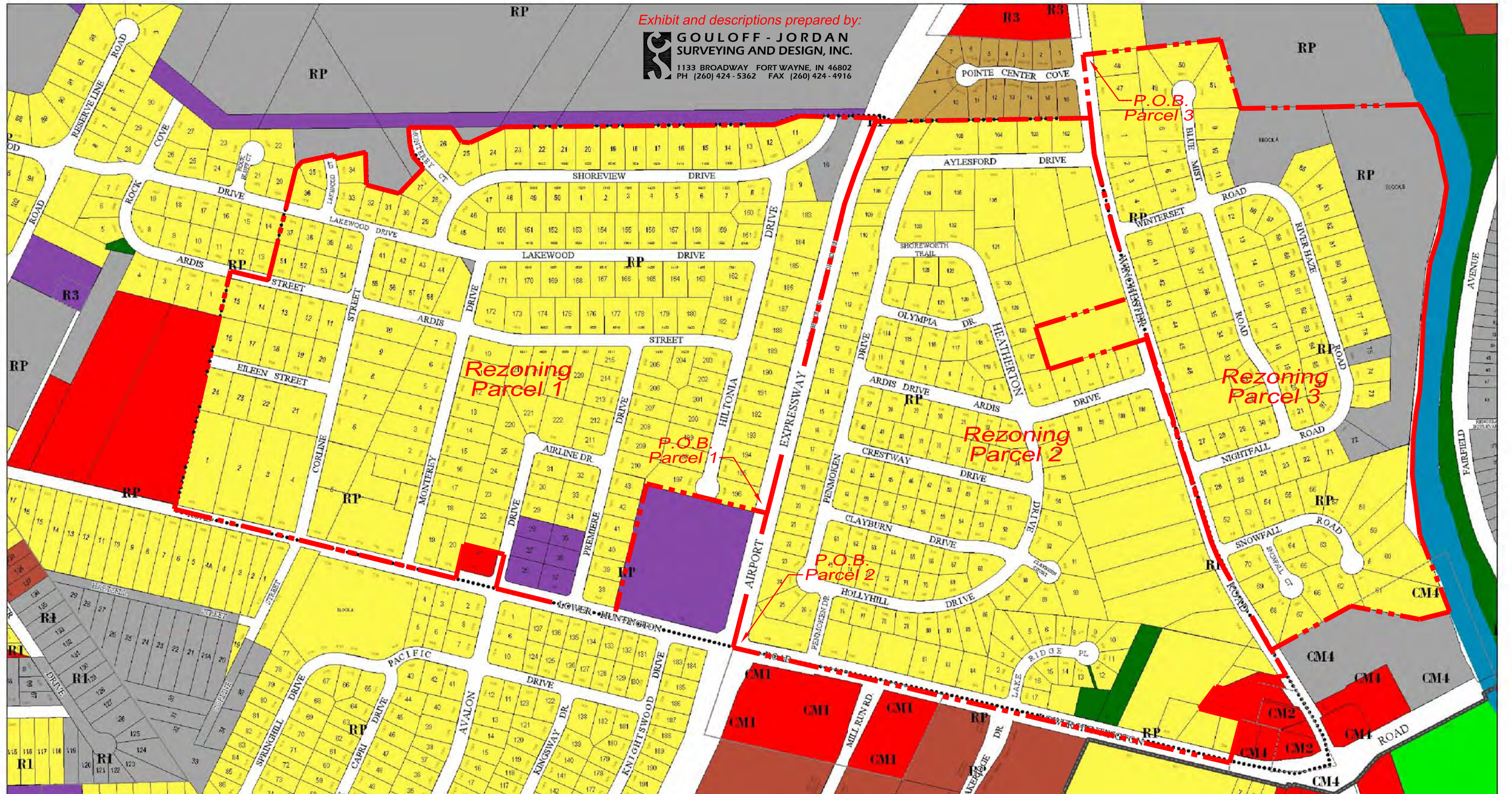


Exhibit and descriptions prepared by:
GOULOFF - JORDAN
 SURVEYING AND DESIGN, INC.
 1133 BROADWAY FORT WAYNE, IN 46802
 PH (260) 424-5362 FAX (260) 424-4916



Created on February 3, 2010
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 Layout large DEI
 Prepared By Fort Wayne Community Development GIS

LAND USE			
 Commercial	 Single Family	 Two Family	 Multi Family
 Institutional/Utilities	 Vacant	 Parks/Open Space	

SW QUADRANT

Lake Shores Community Assn.

Police Department Section 36
 Neighborhood Designator #36 F (King)

AR	Low Intensity Residential	CM5B	Downtown Edge District
R1	Single Family Residential	MR1	Manufactured Residential Subdivision
R2	Attached Single Family & Two Family Residential	MR2	Manufactured Home Park
R3	Multiple Family Residential	SC1	Neighborhood Shopping Center
RP	Planned Residential	SC2	Community Shopping Center
CM1	Professional Office & Personal Service	SC3	Metropolitan Shopping Center
CM2	Limited Retail & Commercial	SC4	Regional Shopping Center
CM3	General Commercial	IN1	Limited Industrial
CM4	Intensive Commercial	IN2	General Industrial
CM5A	Central Downtown District	IN3	Heavy Industrial