

#1253

BILL NO. Z-11-08-11

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. L-23 and L-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:

Winterset, Section I (Plat Record 29, pages 1-3)

Winterset Section II (Plat Record 38, pages 99-101)

Winterset Section III (Plat Record 39, pages 44-46)

Winterset, Section IV (Plat Record 46, pages 108-110)

(Misc. metes and bounds tract)

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 Winchester Road and the Westerly extension of the Northerly line of Lot 48 in the Plat of Winterset Section II, recorded in Plat Record 38, pages 99-101 in the Office of the Recorder of Allen County, Indiana; thence Northeasterly on said Westerly extension and the Northerly line of Lots 49-50 in said Plat to the Northeast corner of Lot 50 in said Plat; thence Southeasterly on the East line of Lot 51 in said Plat of Winterset Section II to the Southeast corner thereof, being also the Northwest corner of Block "A" in the Plat of Winterset, Section IV, recorded in Plat Record 46, pages 108-110 in the Office of the Recorder of Allen County, Indiana; thence Easterly on the North line of said Plat of Winterset, Section IV to the Northeast corner thereof, lying on the apparent Westerly low water mark of the St. Mary's River; thence Southerly on the Easterly line of said Plat of Winterset, Section IV and the Easterly line of the Plat of Winterset Section III, recorded in Plat Record 39, pages 44-46 in the Office of the Recorder of Allen County, Indiana, to the Southeast corner of Lot 61 in said Plat of Winterset Section III; thence Southwesterly on the Southerly line of said Lot 61 and Lot 62 in said Plat to a Southerly corner thereof; thence Northwesterly on said Southerly line to a Southerly corner of said Lot 62; thence Southwesterly on the Southerly line of Lot 62, Lot 66, Lot 67 and the Westerly extension thereof in said Plat to the center line of Winchester Road; thence in a Northwesterly direction on said center line of Winchester Road to the Point of Beginning, containing 57.4 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map Nos. L-23 and L-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: 1253/11
Bill Number: Z-11-08-11
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 57.4 acres of property from RP-Planned Residential
to R1-Single Family Residential in the Lake Shores Neighborhood

Location: On the east side of Winchester Road and the north side of Lower Huntington
Road.

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

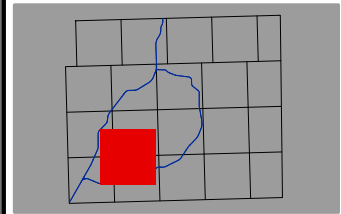
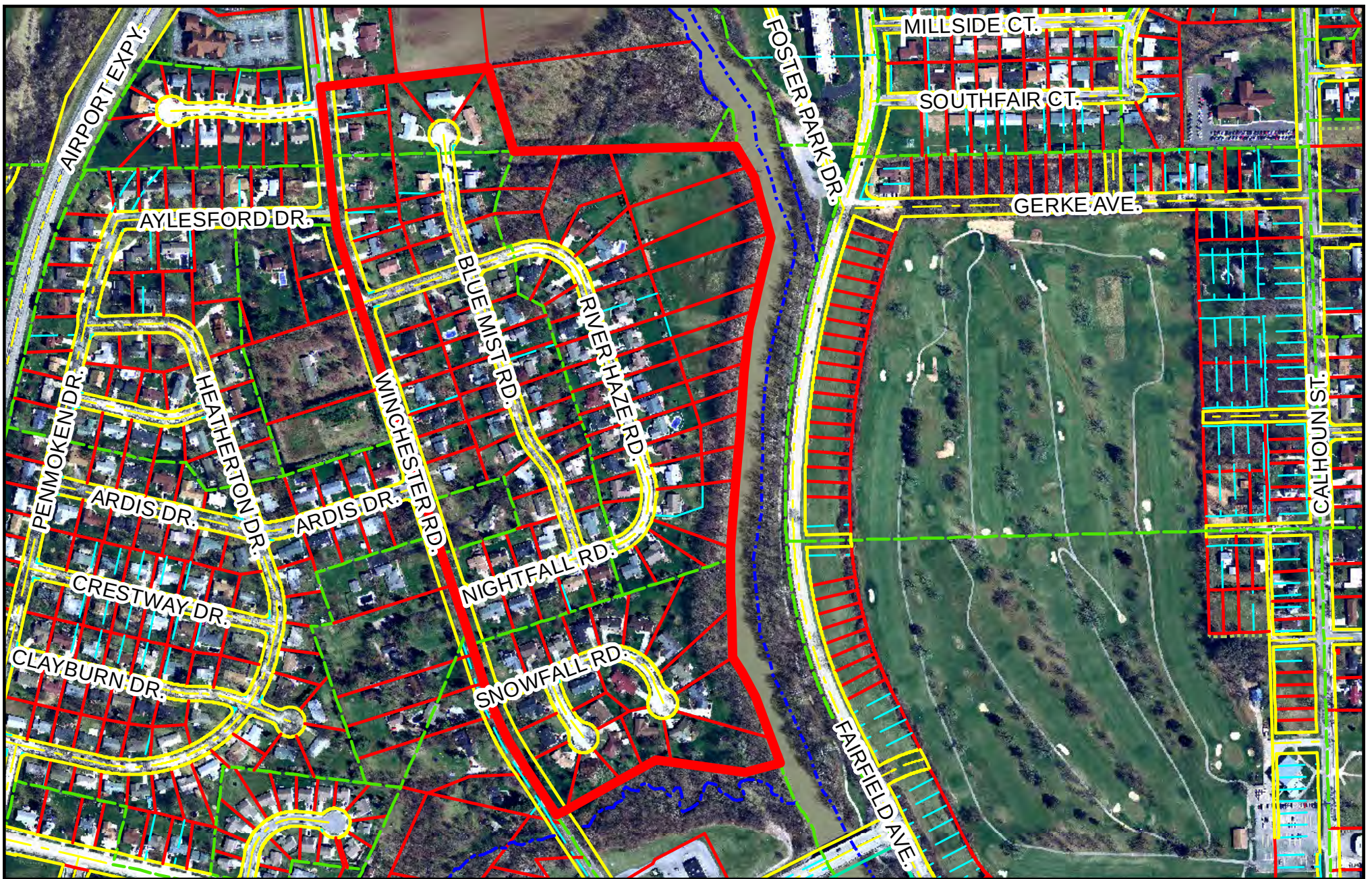
Applicant: Lake Shore Community Association

Property Owner: see file

Related Petitions: Rezoning 1251/11 and Rezoning 1252/11, Lake Shores, 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 1253/11

Printed: August 15, 2011

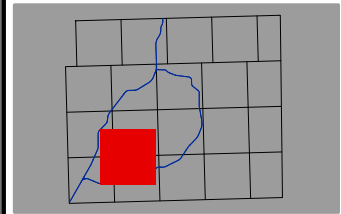
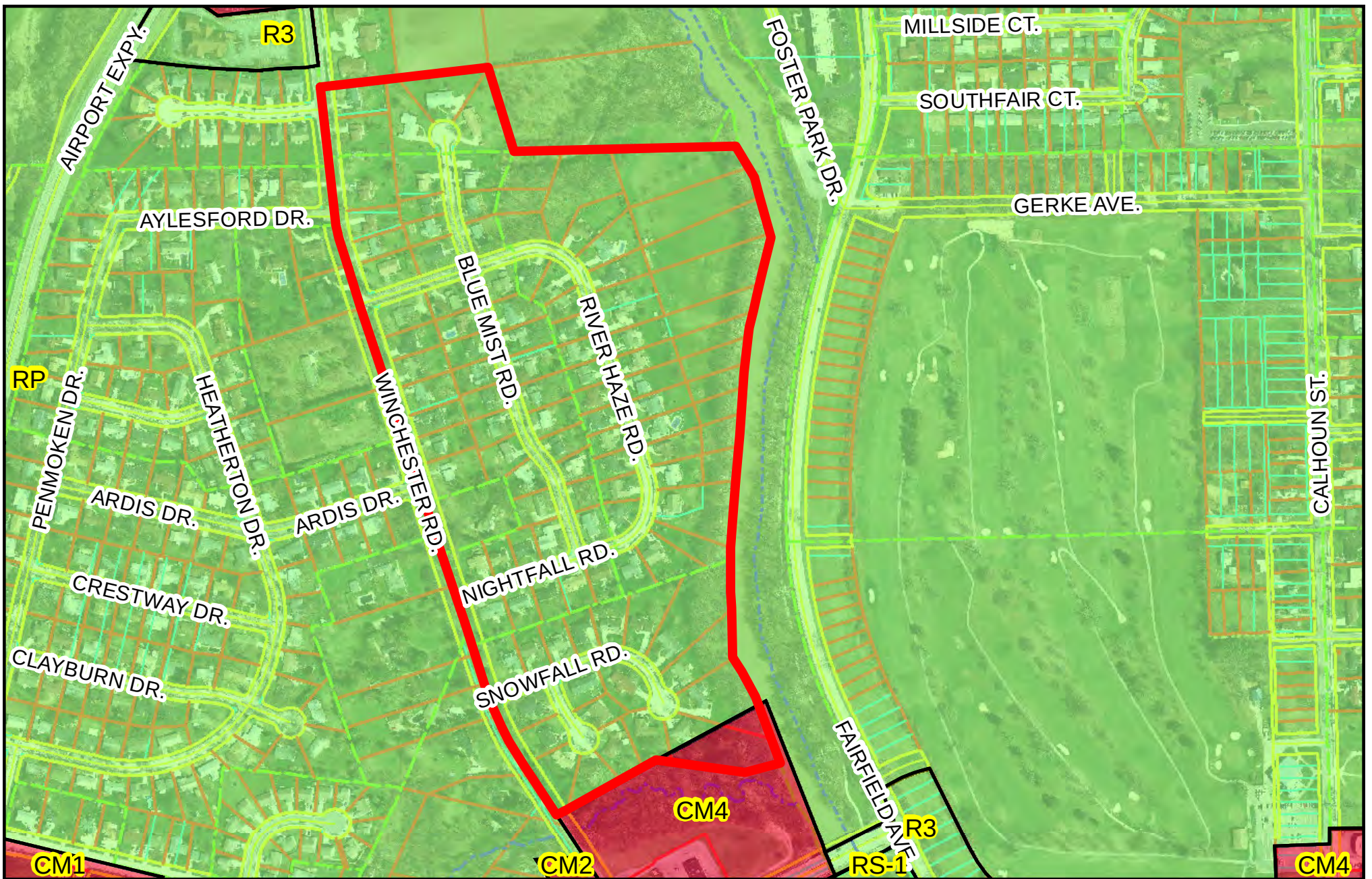
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983

Sate 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 1253/11

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'

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Winterset Community Association, Robert O. Pennycoff, President
Address 712 Snowfall Road
City Fort Wayne State Indiana Zip 46819
Telephone 417-2996 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@terjlaw.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 Rezoning 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 Plan 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 \$50.00 per Indiana code.

ROBERT PENNYCOFF Robert Pennycoff 7-22-11
(printed name of applicant) (signature of applicant) (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	105680	9/12/11	1253/11

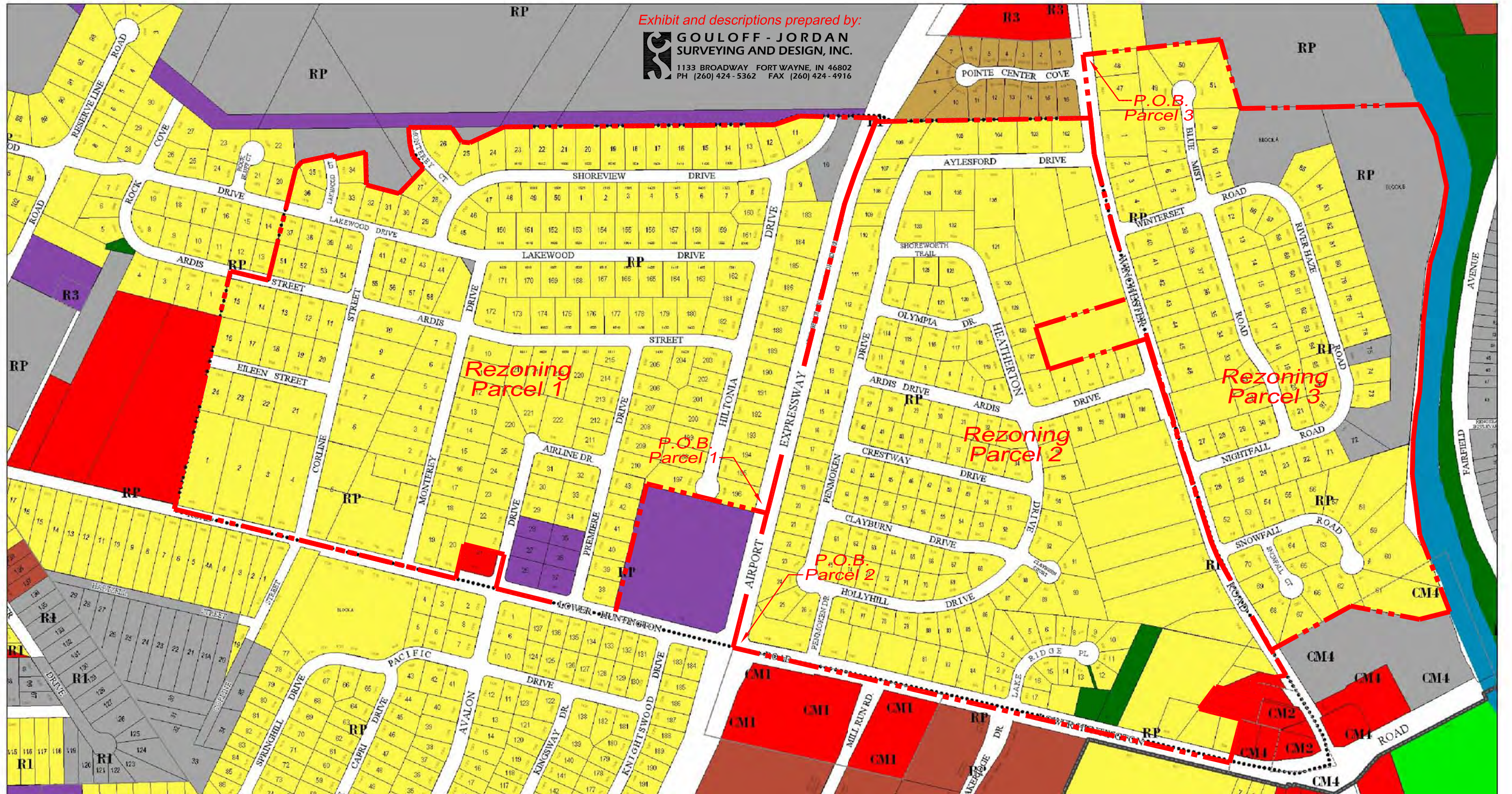


Exhibit and descriptions prepared by:
GOULOFF - JORDAN
 SURVEYING AND DESIGN, INC.
 1133 BROADWAY FORT WAYNE, IN 46802
 PH (260) 424-5362 FAX (260) 424-4916



Created on February 3, 2010
 FILENAME: c:\CD\HOODS\SW QUADRANT\LakeShores
 Layout large DEI
 Prepared By Fort Wayne Community Development GIS

LAND USE			
	Commercial		Single Family
	Institutional/Utilities		Two Family
	Vacant		Multi Family
	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