

#1259

BILL NO. Z-11-08-17

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-26 (Sec. 25 of Washington 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 RP
(Planned Residential) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH,
RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF PARNELL AVENUE, SAID POINT
BEING 21.15 FEET NORTH AND 9 FEET WEST OF THE CENTER OF SECTION 25,
TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA; THENCE NORTH,
1022.4 FEET ALONG THE CENTERLINE OF PARNELL AVENUE; THENCE NORTH 86
DEGREES 20 MINUTES 40 SECONDS WEST (NORTH 86 DEGREES 32 MINUTES
WEST, DEED) A DISTANCE OF 496.5 FEET TO THE POINT OF BEGINNING; THENCE
NORTH 02 DEGREES 28 MINUTES 45 SECONDS EAST, 196.15 FEET TO THE POINT
OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE
NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG SAID CURVE
HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 125.66 FEET AND
SUBTENDED BY A CHORD BEARING NORTH 14 DEGREES 35 MINUTES 55 SECONDS
WEST, A CHORD LENGTH OF 95.41 FEET; THENCE NORTH 64 DEGREES 29 MINUTES
16 SECONDS WEST, 303.68 FEET; THENCE SOUTH 25 DEGREES 25 MINUTES 00
SECONDS WEST, 208.71 FEET; THENCE SOUTH 32 DEGREES 31 MINUTES 15
SECONDS EAST, 49.60 FEET; THENCE SOUTH 11 DEGREES 41 MINUTES 38
SECONDS EAST, 94.40 FEET; THENCE SOUTH 45 DEGREES 27 MINUTES 59
SECONDS EAST, 115.16 FEET; THENCE SOUTH 86 DEGREES 20 MINUTES 40
SECONDS EAST, 251.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.61 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RIGHTS OF WAY, COVENANTS AND RESTRICTIONS OF
RECORD.

and the symbols of the City of Fort Wayne Zoning Map No. N-26 (Sec. 25 of Washington
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: 1259/11
Bill Number: Z-11-08-17
Council District: 3

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 2.61 acres of property from SC3-Metropolitan Shopping Center to RP-Planned Residential

Location: At the west end of Memorial Way, which is accessed from the 4000 block of Parnell Avenue, west of the Afdent building and southeast of the Scott's grocery store.

Reason for Request: To allow for a multifamily senior apartment complex.

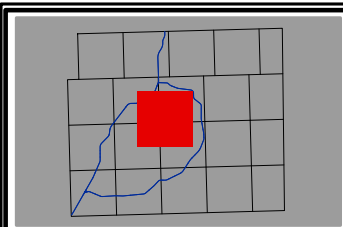
Applicant: Executive Investments, LLC

Property Owner: Estate of Norma J. Mahoney

Related Petitions: Primary Development Plan, Memorial Way Senior Apartments

Effect of Passage: Property will be rezoned to RP-Planned Residential to allow for the infill development of a vacant piece of ground between existing apartments, and retail shopping areas.

Effect of Non-Passage: The property will remain zoned SC3-Metropolitan Shopping Center and may be developed with uses permitted that district.



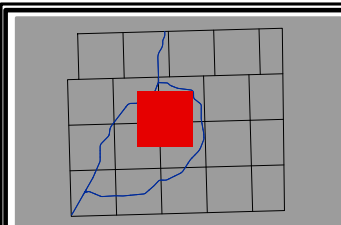
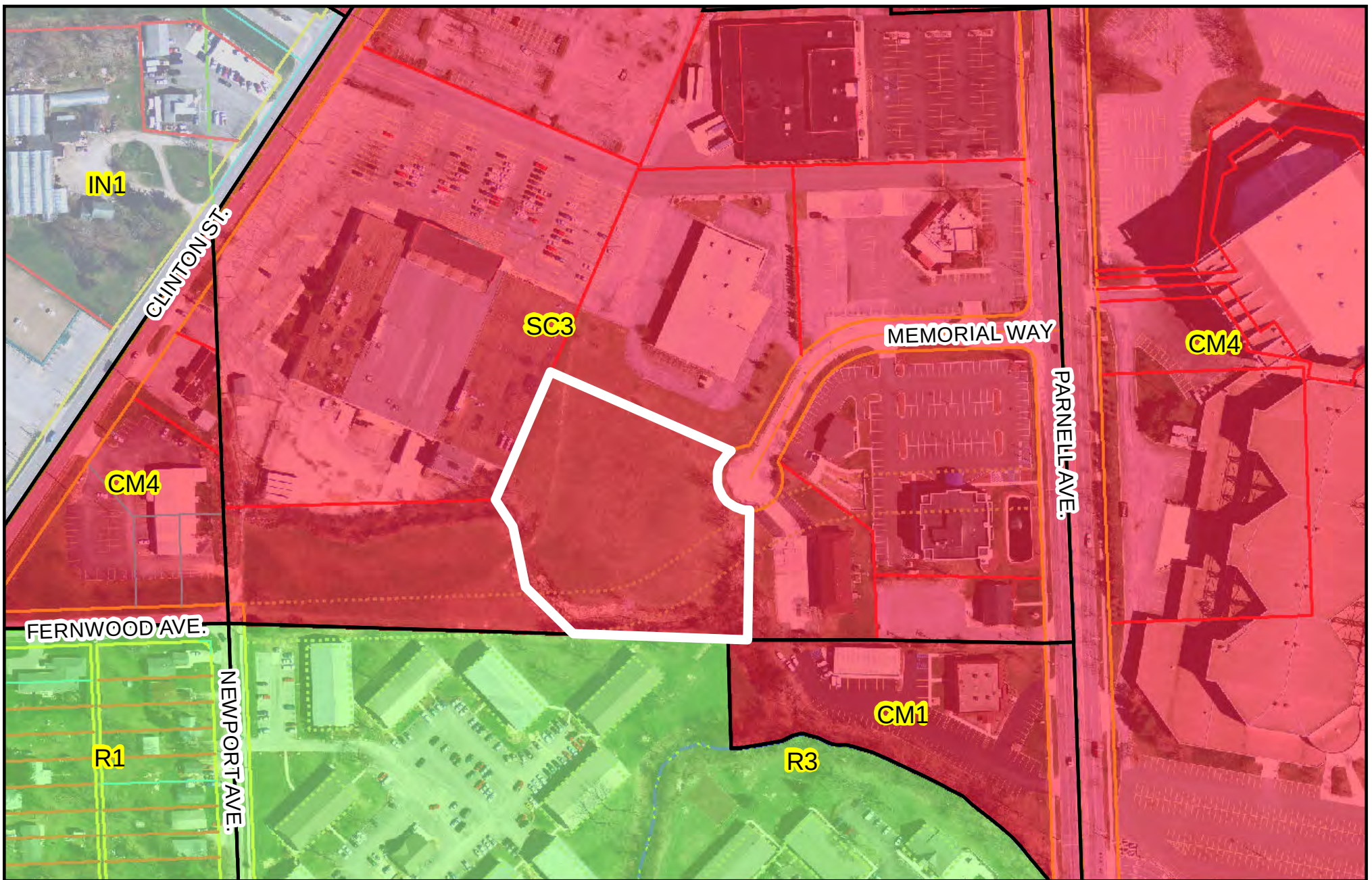
Rezoning Petition 1259/11 Primary Development Plan - Memorial Way Senior Apartments

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.



0 200
 Feet
 Scale: 1" = 200'



Rezoning Petition 1259/11

Primary Development Plan - Memorial Way Senior Apartments

Printed: August 15, 2011
 © 2004 Board of Commissioners of the County of Allen
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 Photos: Spring 2006 / Contours: 1999

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 Feet
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Department of Planning Services
Development Plan and Plat Application

Applicant	Project Name: <u>Memorial Day Carrier Apartments</u>		
	Applicant: <u>Executive Investments, LLC</u>		
	Address: <u>111 N. Kangaroo Road</u>		
	City: <u>Carmel</u>	State: <u>IN</u>	Zip: <u>46032</u>
	Telephone: <u>317-415-5929</u> Fax: <u>317-415-5930</u> E-mail: <u>ExecutiveInvestmentsDev.com</u>		
Property Owner	Property Owner: <u>Estate of N.J. Mahoney</u>		
	Address: <u>616 Ross Lane at MAI Harding Center, 114 B. Ludwig Street</u>		
	City: <u>Fort Wayne</u>	State: <u>IN</u>	Zip: <u>46824</u>
	Telephone: <u>260-423-4311</u> Fax: <u>260-423-1077</u> E-mail: <u>U.S.A.M.A.I.Harding@FortWayne.com</u>		
Contact Person	Contact Person: <u>Thomas M. Callender</u>		
	Address: <u>116 East Berry Street, Suite 302</u>		
	City: <u>Fort Wayne</u>	State: <u>IN</u>	Zip: <u>46802</u>
	Telephone: <u>260-423-1515</u> Fax: <u>260-423-2696</u> E-mail: <u>tcallender@mcgillwright.com</u>		
(All mail correspondence will be sent only to the designated contact person.)			
Arch./Eng. or Surveyor	Arch./Eng./Surveyor: <u>PlanRight Consulting, LLC</u> Indiana Registration # <u>111070</u>		
	Address: <u>3804 New Vision Drive</u>		
	City: <u>Fort Wayne</u>	State: <u>IN</u>	Zip: <u>46845</u>
	Telephone: <u>260-464-2900</u> Fax: <u>260-464-2920</u> E-mail: <u>www.planright-consulting.biz</u>		

Request	☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction	
	Requesting approval of a: ☒ primary ☐ amended primary ☐ secondary ☐ amended secondary	
	☒ residential development plan ☐ commercial development plan ☐ industrial development plan	
	☐ plat ☐ minor plat Development Address: <u>See Attached</u>	
	Size of development: <u>Join</u> (Note: <u>See attached</u>) ☒ ICFA, ☐ none that	
	Present Zoning: <u>SC3</u>	Total acreage of site: <u>0.161</u>
	Township name: _____	Township section #: _____
	Water provider: city _____	Water provider: city _____
Proposed future: ☐ Public and community maintained ☒ Private and privately maintained		

Fees	Application will not be accepted unless the following filing requirements are submitted with this application.	
	For applicable filing fees and the placemat number of copies please contact JCF.	
	☐	Applicable filing fees (check payable to the Allen County Treasurer)
	☐	Applicable number of copies of the plan or plat (plans must be folded, and no larger than 24 x 36)
	☐	Applicable number of landscaping plans
	☐	Applicable required site engineering plan
	☐	One copy of plan in electronic form (11 x 17 in PDF)
	☐	Applicable number of copies of the Certified Legal Description and Boundary Survey
	☐	Application signed by property owner(s)
	☐	30-day request application (if applicable)
☐	Proposed restrictive covenants (if applicable)	

I/we understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all amendments and policies of the Allen County Planning Commission as they are adopted, amended 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 recording the required instrument(s) at the rate of \$6.00 per document and a public notice fee of \$200.00 per public notice.

Executive Investments, LLC		
(printed name of applicant)	Estate of <u>N.J. Mahoney</u>	(date) <u>6/2/11</u>
<u>Norma J. Mahoney</u>		
(printed name of property owner)		
<u>Thomas M. Callender</u> (Signature) Thomas M. Callender (Printed Name) <u>PlanRight Consulting, LLC</u> (Signature) PlanRight Consulting, LLC (Printed Name)		
<u>6/2/11</u> (Date) <u>111 N. Kangaroo Road</u> (Address) <u>46032</u> (Zip)		

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant: <u>Executive Investments, LLC</u>		
	Address: <u>111 N. Rangeline Road</u>		
	City: <u>Carmel</u>	State: <u>IN</u>	Zip: <u>46032</u>
	Telephone: <u>317-415-5329</u>	Fax: <u>317-415-5930</u>	E-mail: <u>ExecutiveInvestments@comcast.net</u>
Property Ownership	Property Owner: <u>Estates of N.J. Mahoney</u>		
	Address: <u>400 East Jefferson Ave. Hartsville, IN 47543</u>		
	City: <u>Fort Wayne</u>	State: <u>IN</u>	Zip: <u>46825</u>
	Telephone: <u>260-423-4311</u>	Fax: <u>260-423-1077</u>	E-mail: <u>EstatesofN.J.Mahoney@aol.com</u>
Contact Person	Contact Person: <u>Thomas M. Callmeyer</u>		
	Address: <u>110 East Berry Street</u>		
	City: <u>Fort Wayne</u>	State: <u>IN</u>	Zip: <u>46802</u>
	Telephone: <u>260-423-1515</u>	Fax: <u>260-424-2856</u>	E-mail: <u>tcallmeyer@wheatridge.com</u>

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: <u>See attached</u>		
	Present Zoning: <u>FCZ</u>	Proposed Zoning: <u>RP</u>	Acres to be rezoned: <u>2.65</u>
	Proposed density: <u>2000 ATTACHMENTS</u>		
	Township name: _____ Township section: _____		
	Purpose of rezoning (attach additional page if necessary): <u>To provide for a retirement facility (primary purpose is not to provide medical services)</u>		
Sewer provider: <u>City</u> Water provider: <u>City</u>			

Filing Requirements	Applicants will pay for rezoning under the following filing requirements are submitted with their application. Please contact staff for applicable filing fees and preliminary submission requirements.		
	☐ Applicable Filing fee		
	☐ Applicable number of surveys showing area to be rezoned (plans must be signed)		
	☐ Legal Descriptions of parcel to be rezoned		
☐ Recording Greenbelt/Deed original and 10 copies. County Recordings Only			

I, the undersigned, agree, upon submission and submission of this application, that I agree to the payment of fees that 50 percent of the property described in this application, that I agree to abide by all provisions of the City of Fort Wayne 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 knowledge and that I understand the City of Fort Wayne the cost of recording the required legal descriptions at the rate of \$0.85 per page and a public notice fee of \$50.00 per notice page.

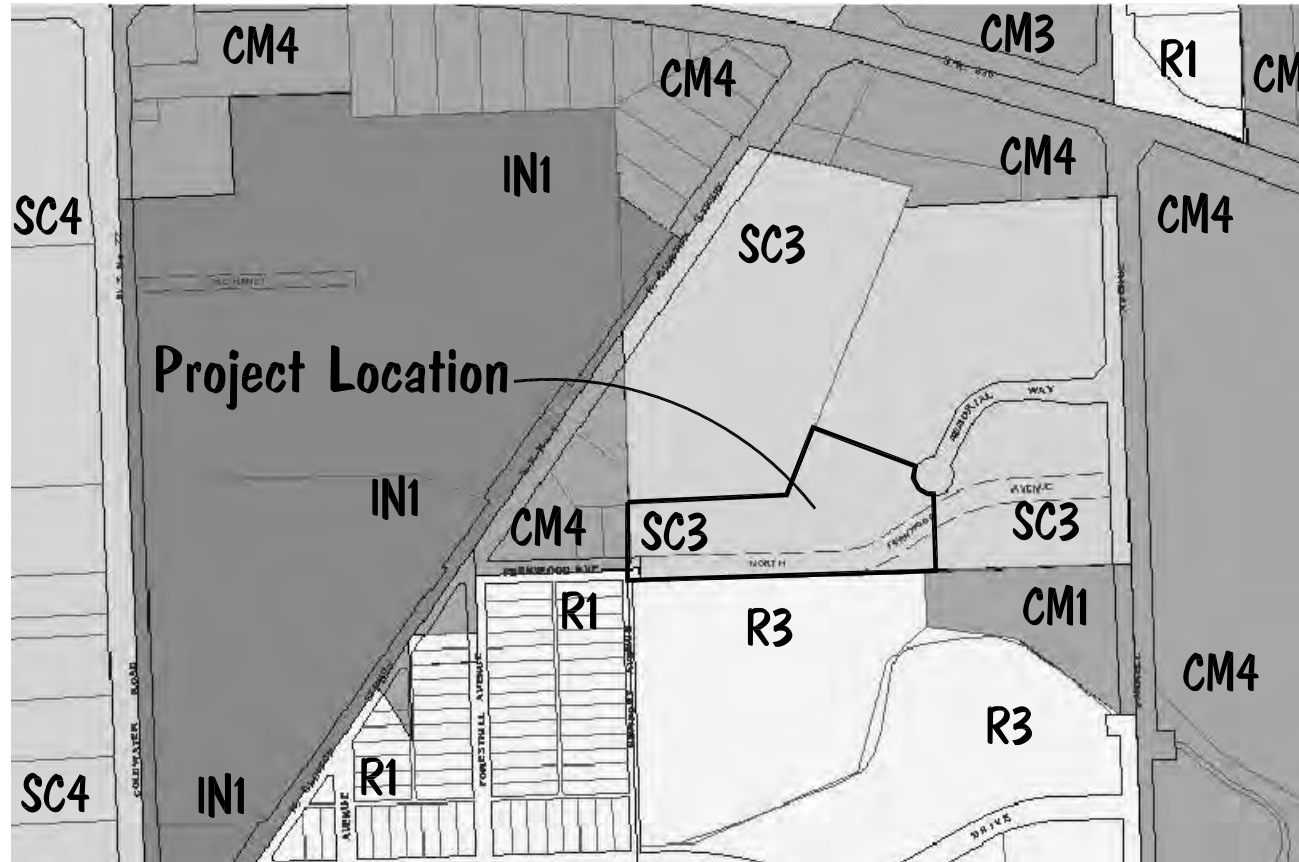
Executive Investments, LLC	Signature of Applicant	Signature of	Date
Thomas M. Callmeyer		Estates of N.J. Mahoney	8/2/11
Thomas M. Callmeyer		Estates of N.J. Mahoney	8/2/11
Thomas M. Callmeyer	Signature of property owner	Signature of property owner	Date
Thomas M. Callmeyer	Signature of property owner	Signature of property owner	Date

Received	Received By	Receiving Date	Fee Paid
		8/2/11	125.00

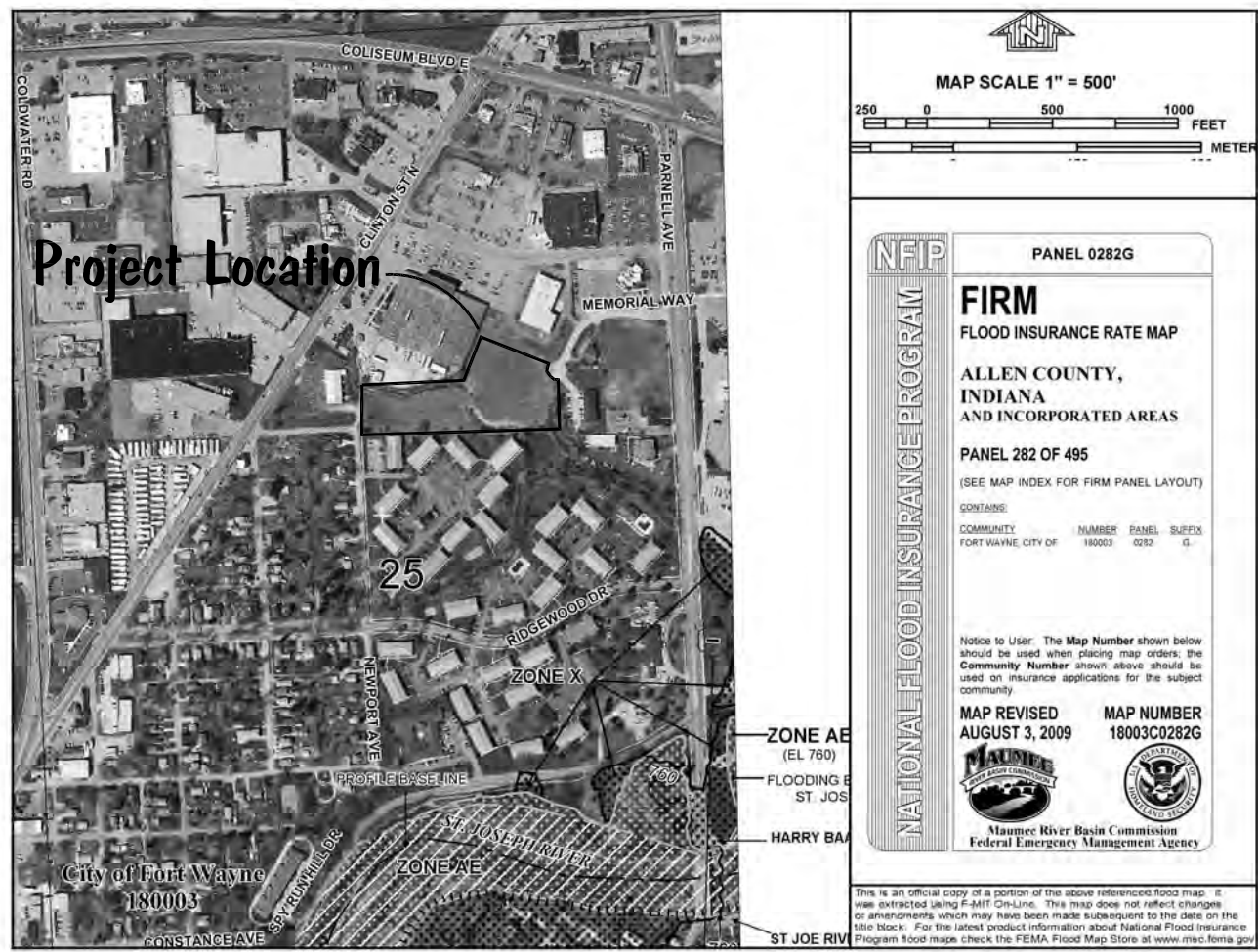
Primary Development Plan For
Memorial Way Senior Apartments
Memorial Way, Fort Wayne, Indiana



Site Location Map
Not to Scale



City of Fort Wayne Land Use Zoning Map
Not to Scale



Primary Development Plan - Real Estate Description

MEMORIAL WAY SENIOR APARTMENTS DEVELOPMENT PLAN REAL ESTATE DESCRIPTION
PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE CENTER LINE OF PARSELL AVENUE, SAID POINT BEING 21.15 FEET NORTH AND 9 FEET WEST OF THE CENTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA; THENCE NORTH, 1022.4 FEET ALONG THE CENTERLINE OF PARSELL AVENUE; THENCE NORTH 86 DEGREES 20 MINUTES 40 SECONDS WEST (NORTH 86 DEGREES 32 MINUTES WEST, DEED) A DISTANCE OF 496.5 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 28 MINUTES 45 SECONDS EAST, 196.15 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 125.66 FEET AND SUBTENDED BY A CHORD BEARING NORTH 14 DEGREES 35 MINUTES 55 SECONDS WEST, A CHORD LENGTH OF 95.41 FEET; THENCE NORTH 64 DEGREES 29 MINUTES 16 SECONDS WEST, 303.68 FEET; THENCE SOUTH 25 DEGREES 25 MINUTES 00 SECONDS WEST, 208.71 FEET; THENCE SOUTH 32 DEGREES 15 SECONDS EAST, 49.60 FEET; THENCE SOUTH 11 DEGREES 41 MINUTES 38 SECONDS EAST, 94.40 FEET; THENCE SOUTH 45 DEGREES 27 MINUTES 59 SECONDS EAST, 115.16 FEET; THENCE SOUTH 86 DEGREES 20 MINUTES 40 SECONDS EAST, 251.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.61 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RIGHTS OF WAY, COVENANTS AND RESTRICTIONS OF RECORD.

Project Developer/Owner

REAL AMERICA
Development, LLC
111 N. Rangeline Road
Carmel, Indiana 46032
Phone: (317) 815-5929
Fax: (317) 815-5930

Project Civil Engineer/Land Surveyor

ForeSight Consulting, LLC
3804 New Vision Drive
Fort Wayne, Indiana 46845
Phone: 260.484.9900
Fax: 260.484.9980

Development Statistics:

Project Area: 2.61 Acres
Total Building Area: 63,600 Square Feet

Existing Utility Provider Information

Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO

Contact Information

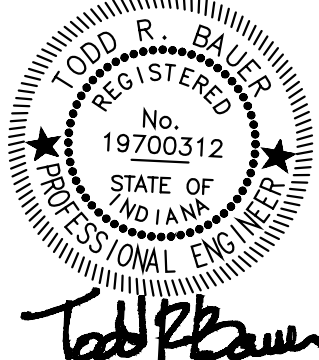
City of Fort Wayne Department of Land Use Management-Patrick Rew	260-427-1129
City of Fort Wayne Fire Department-Marsha Black	260-427-1168
City of Fort Wayne New Water and Sewer Engineering-Carolyn Bokern	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Ramos	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Patrick Joley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Seals	260-427-1172
City of Fort Wayne Traffic Engineering Department-Denny Bruce	260-427-1172
American Electric Power-Karen Palmer	260-408-1863
Verizon-Dan Koch	260-461-3325
NIPSCO-Mike Pruitt	260-439-1408
Comcast-Dawn Leonhardt	765-449-3811

ForeSight Consulting, LLC

Civil Engineering ~ Land Surveying
3804 New Vision Drive
Fort Wayne, Indiana 46845
260.484.9900 phone
260.484.9980 fax
www.foresight-consulting.biz



"Designing Better Communities for Life"



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Performed for:

Primary Development Plan For:
Memorial Way Senior Apartments
1015 Memorial Way
Fort Wayne, Indiana

Drawing Revisions

Commission Number
111070

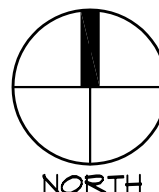
Date
August 3, 2011

Title
Primary Development
Plan
Sheet Number

PD1



Know what's below.
Call before you dig.



Primary Development Plan

Scale: 1" = 30'

