

#1263

BILL NO. Z-11-11-03

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. U-34 (Sec. 21 of St. Joseph 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:

A tract of land located in the Northeast Quarter of Section 21, T31N, R13E, in Allen County,
the State of Indiana, more fully described as follows:

COMMENCING at an Iron Rod in a Monument Box situated in the Northeast corner of said Northeast Quarter; Thence South 86 Degrees 55 Minutes 22 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1318.85 feet along the North line of said Northeast Quarter to the point of intersection with the West line extended of the tract of land described in the conveyance to Star Financial Bank in Allen County Document No. 201007897; Thence South 86 Degrees 55 Minutes 22 Seconds West, a distance of 200.00 feet along the North line of said Northeast Quarter to a Marker Spike with tag (FIRM 0042) in the Northwest corner of the tract of land described in the conveyance to General Telephone Company of Indiana, Inc. (now Verizon North, Inc.) in Allen County Deed Record 678, page 164 [said Marker Spike being 1116.94 feet North 86 Degrees 55 Minutes 22 Seconds East from a Rebar stake with cap (FIRM 0042 situated in the Northwest corner of said Northeast Quarter]; Thence South 01 Degrees 59 Minutes 28 Seconds East, a distance of 300.03 feet along the West line of said General Telephone tract to the **TRUE POINT OF BEGINNING**; Thence South 01 Degrees 59 Minutes 28 Seconds East, a distance of 74.97 feet along the West line of said General Telephone tract to a Rebar stake with cap (FIRM 0042) in the Southwest corner thereof; Thence North 86 Degrees 55 Minutes 22 Seconds East, a distance of 200.00 feet along the South line of said General Telephone tract to a Rebar stake with cap (FIRM 0042) in the Southeast corner thereof; Thence South 01 Degrees 59 Minutes 28 Seconds East, a distance of 595.02 feet along the West line of tracts of land described in the conveyance to TOPVALCO, Inc. in Allen County Document No. 2010007721 to a Rebar stake with cap (FIRM 0042) in the Southwest corner thereof; Thence North 86 Degrees 55 Minutes 22 Seconds East, a distance of 4.18 feet along the South line of said TOPVALCO tract to a Rebar stake with cap (FIRM 0042); Thence South 02 Degrees 10 Minutes 54 Seconds East, a distance of 1043.99 feet along the East line of the West half of said Northeast Quarter to a Rebar stake with cap (FIRM 0042); Thence South 87 Degrees 32 Minutes 00 Seconds West, a distance of 8.38 feet along the North line of Bohde Grove Addition, Section D, as recorded in Allen County Plat Book 28, page 30-31 to a Rebar stake with cap in the Northwest corner of Lot #46 therein; Thence South 01 Degrees 48 Minutes 54 Seconds East, a distance of 664.64 feet along the West line of said

Bohde Grove Addition to a Rebar stake with cap (FIRM 0042) on the West side of a Railroad Iron post; Thence South 86 Degrees 59 Minutes 05 Seconds West, a distance of 1239.84 feet along the North line extended and along the North line of Royal Oaks Addition, Section A, as recorded in Allen County Plat Book 23, page 126 to a Rebar stake with cap (FIRM 0042) in the Northwest corner of Lot #1 therein [said Rebar being 60.01 feet North 86 Degrees 59 Minutes 05 Seconds East from a Rebar stake with cap (FIRM 0042) situated in the Southwest corner of said Northeast Quarter][said Rebar also being on the East side of a Railroad Iron post]; Thence North 02 Degrees 01 Minutes 09 Seconds West, a distance of 1098.44 feet along the East line of the tract of land described in the conveyance to Indiana Service Corporation (now Indiana-Michigan Power) in Allen County Deed Record 313, page 150-151; Thence North 87 Degrees 12 Minutes 01 Seconds East, a distance of 688.07 feet; Thence North 02 Degrees 10 Minutes 54 Seconds West, a distance of 1282.03 feet; Thence North 86 Degrees 55 Minutes 22 Seconds East, a distance of 359.31 feet along a line parallel with the North line of said Northeast Quarter to the **POINT OF BEGINNING**, said tract containing 47.45 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

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: 1263/11
Bill Number: Z-11-11-03
Council District: 1

Introduction Date: November 8, 2011

Plan Commission
Public Hearing Date: November 14, 2011

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

Synopsis of Ordinance: To rezone approximately 47.45 acres of property from R1-Single Family
Residential to RP-Planned Residential

Location: Within the 5600 to 5700 block of St. Joe Center Road, west of the Kroger
store at St. Joe Center and Maplecrest Road.

Reason for Request: To allow for future development of apartments or a senior living facility on
the south and east sides of the proposed Northeast branch of the YMCA

Applicant: Steininger R/E Investors '11, LLC

Property Owner: Edward Baatz, Cheryl Baatz and Carolyn Ann Slack

Related Petitions: Primary Development Plan, Northeast YMCA

Effect of Passage: Property will be rezoned to RP-Planned Residential, which will allow the
development of multi-family complexes, as well as senior living facilities.

Effect of Non-Passage: The property will remain zoned R1- Single Family Residential and may only
be developed with uses permitted in the current district.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	<u>STEININGER R/E INVESTORS II, LLC</u>		
	Address	<u>6914 WOODCROFT LANE</u>		
	City	<u>FT. WAYNE</u>	State	<u>IN</u> Zip <u>46804</u>
	Telephone	<u>260-438-2030</u>	E-mail	<u>DON@STEINDEV.COM</u>
Property Ownership	Property Owner	<u>EDWARD P. BARTZ, CHERYL L. BARTZ & CAROLYN ANN SLACK</u>		
	Address	<u>4441 COUNTY ROAD 58</u>		
	City	<u>AUBURN</u>	State	<u>IN</u> Zip <u>46706</u>
	Telephone	<u>260-927-1764</u>	E-mail	
Contact Person	Contact Person	<u>DON STEININGER</u>		
	Address	<u>SAME AS APPLICANT</u>		
	City		State	
	Telephone		Fax	

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>5728 ST. JOE CENTER RD</u>	
	Present Zoning <u>A-1</u>	Proposed Zoning <u>RP</u> Acreage to be rezoned <u>47</u>
	Proposed density <u>12</u>	units per acre
	Township name <u>* ST. JOE</u>	Township section # <u>21</u>
	Purpose of rezoning (attach additional page if necessary) <u>TO PERMIT CONSTRUCTION OF MULTI-FAMILY AND SENIOR HOUSING</u>	
	Sewer provider <u>CITY OF FT. WAYNE</u>	provider <u>CITY OF FT. WAYNE</u>

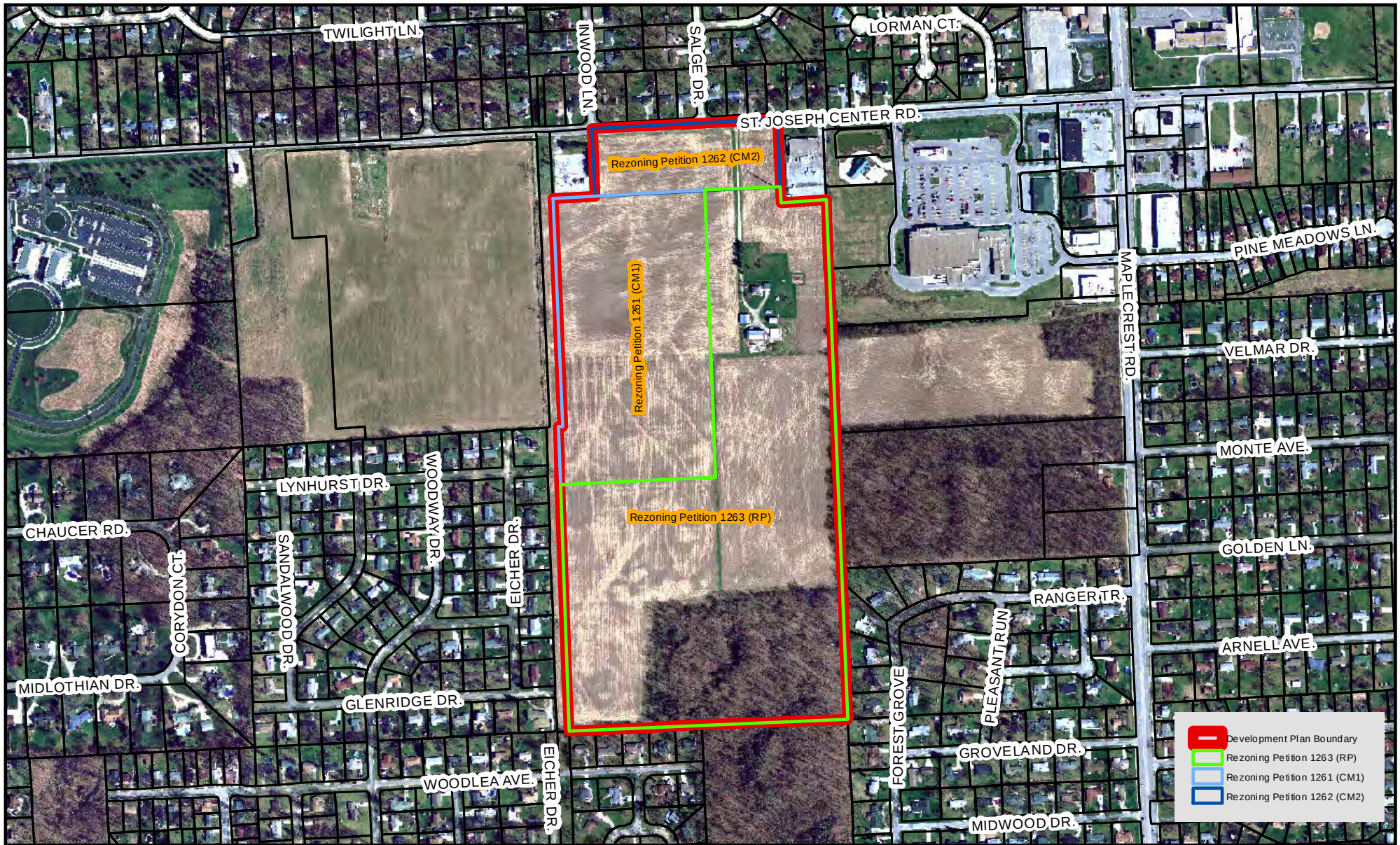
Filing Requirements	Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.	
	☐ Applicable filing fee	
	☐ Applicable number of surveys showing area to be rezoned (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.

<u>STEININGER R/E INVESTORS II, LLC</u>		<u>10/1/11</u>
(printed name of applicant)		(date)
BY <u>DONALD STEININGER MEMBER, MGR.</u>		
<u>EDWARD P. BARTZ</u>	X <u>Edward P. Bartz</u>	<u>10/2/11</u>
(printed name of property owner)	(signature of property owner)	(date)
<u>CHERYL L. BARTZ</u>	X <u>Cheryl L. Bartz</u>	<u>10/2/2011</u>
(printed name of property owner)	(signature of property owner)	(date)
<u>CAROLYN ANN SLACK</u>	X <u>Carolyn Ann Slack</u>	<u>10/2/11</u>
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
10/5/11	166433		

Ref. 2011-0036



This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

Rezoning Petitions 1261, 1262 and 1263 Primary Development Plan - Northeast YMCA

Printed: November 1, 2011

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North American Datum 1983

State Plane Coordinate System, Indiana East

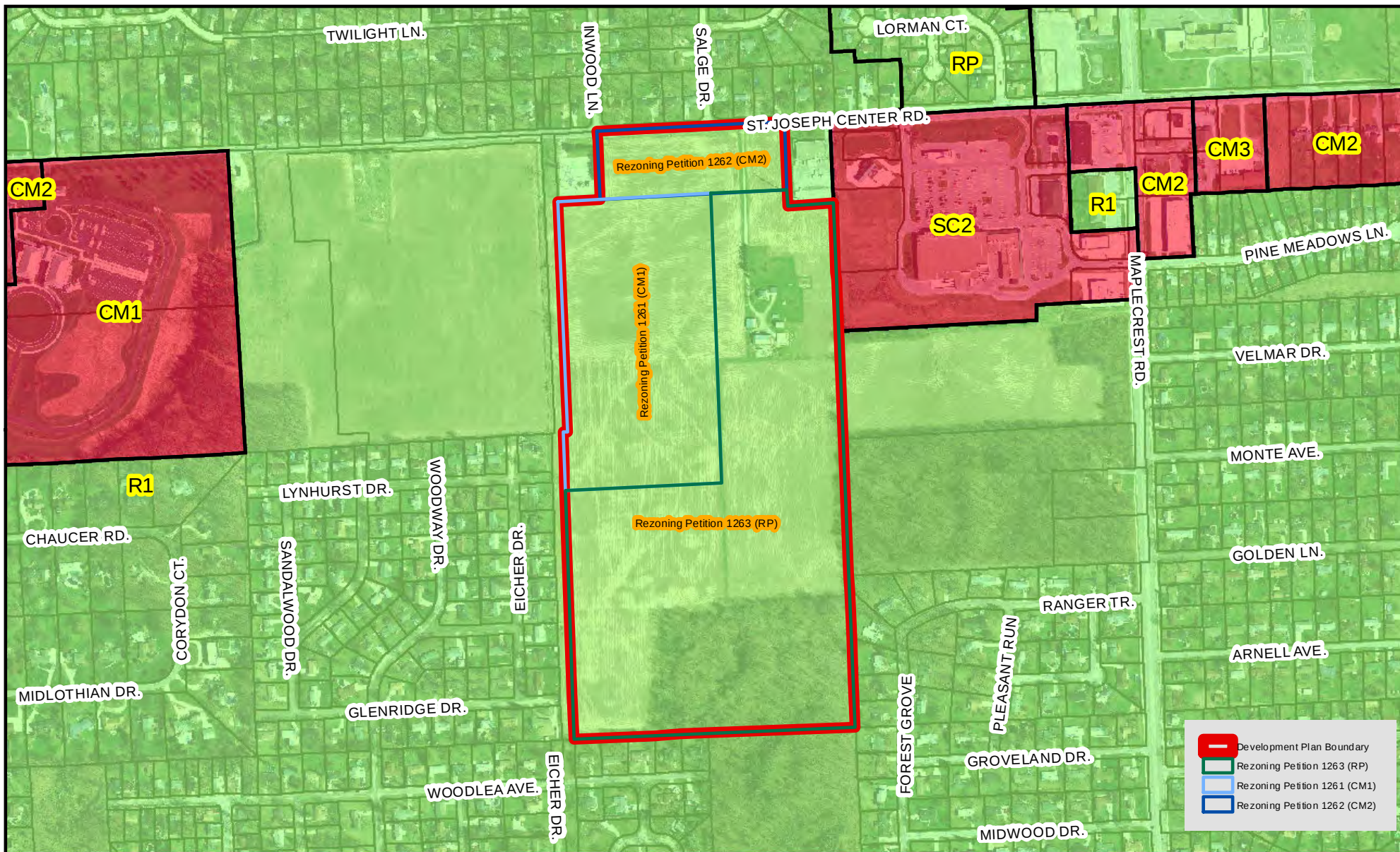
Photos: Spring 2006 / Contours: 1999

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.



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Feet

Scale: 1" = 600'



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Rezoning Petitions 1261, 1262 and 1263

Primary Development Plan - Northeast YMCA

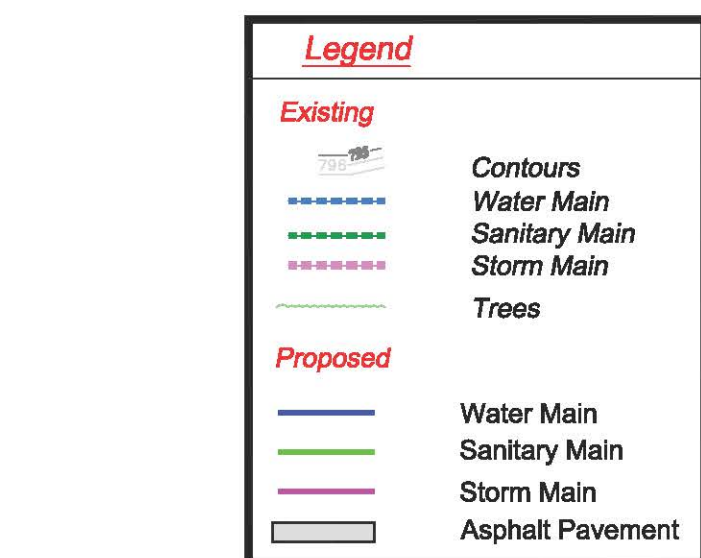
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State Plane Coordinate System, Indiana East
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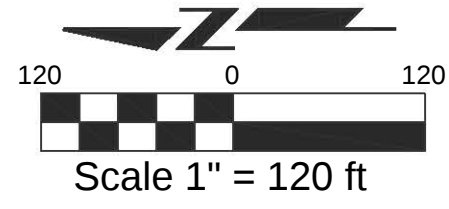
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0 600 Feet

Scale: 1" = 600'



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DABEC
D.A. Brown Engineering Consultants
5419 County Road 427, Suite C, Auburn, IN 46706
Phone: (260) 925-2020 Fax: (260) 925-1212
www.dabrowengineering.com

Allen County

PROJECT JURISDICTION SUMMARY:

SANITARY SEWER UTILITY:
 FORT WAYNE UTILITIES
 CITY-COUNTY BLDG.-ROOM 480
 1 MAIN STREET
 FORT WAYNE, IN
 46802-1804
 (260) 427-1160

WATER UTILITY:
 FORT WAYNE UTILITIES
 CITY-COUNTY BLDG.-ROOM 480
 1 MAIN STREET
 FORT WAYNE, IN 46802-1804
 (260) 427-1160

DRAINAGE APPROVAL:
 FORT WAYNE UTILITIES
 CITY-COUNTY BLDG.-ROOM 480
 1 MAIN STREET
 FORT WAYNE, IN 46802-1804
 (260) 427-1160

TRAFFIC, STREET &
 RIGHT-OF-WAY APPROVAL:
 CITY OF FORT WAYNE
 CITY-COUNTY BLDG. 7TH FLOOR
 FORT WAYNE, IN 46802-1804
 (260) 427-1172

PLANNING/DEVELOPMENT APPROVAL:
 ALLEN COUNTY DEPARTMENT OF PLANNING SERVICES
 CITY-COUNTY BLDG. - ROOM 630
 1 MAIN STREET
 FORT WAYNE, IN 46802-1804
 (260) 449-7607

UTILITY PROVIDERS:

CABLE:
 COMCAST CABLE
 720 TAYLOR STREET
 FORT WAYNE, IN 46802
 (260) 456-9000

PHONE:
 VERIZON COMMUNICATIONS
 8001 W. JEFFERSON BLVD.
 FORT WAYNE, IN 46804
 (260) 461-2519

ELECTRIC:
 AMERICAN ELECTRIC POWER
 1 RIVERSIDE PLAZA
 COLUMBUS, OH 43215-2372
 (614) 716-1000

GAS:
 NIPSCO
 901 E. 86TH AVE.
 MERRILLVILLE, IN
 46410 (800) 464-7726

DEVELOPER:
 Steinger R/E Investors '11, LLC
 6914 Woodcroft Lane
 Fort Wayne, IN 46804
 Tel: (260) 438-2030

ENGINEER:
 D.A. Brown Engineering Consultants, Inc
 5419 CR 427, Suite C
 Auburn, IN 46706
 Tel: (260) 925-2020

<i>Revisions</i>	
Date	Description
Date: 10/03/2011	Drawn By:
Scale: As Noted	Checked By:
Job No. 1107-05-001	Sheet No. PDP-1